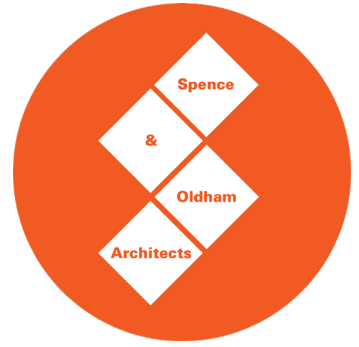


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Ref: 0054/02/admin/LA.02

15th January 2023
Planning Services
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam

RE: 136012/FO/2023 – Discharge of Conditions

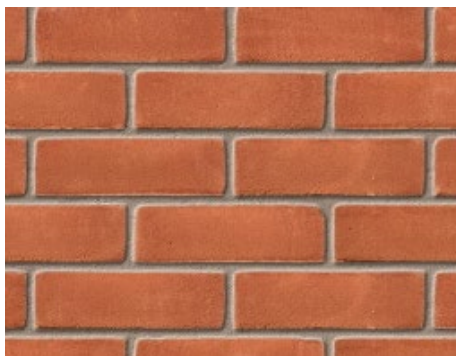
Regarding the planning application, approved 12th September 2023, please find below information sufficient to discharge the following conditions: 5a, 7a, 8, 12.

Condition 3

Prior to the occupation of development, samples and specifications of all materials to be used on all external elevations of the development, external surfaces and boundary treatment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

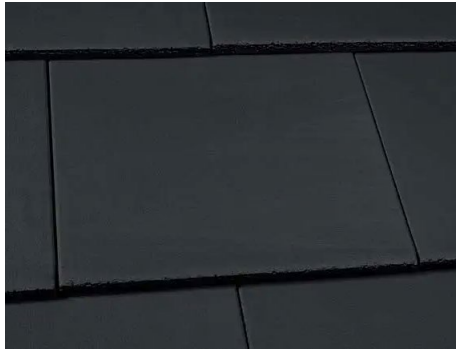
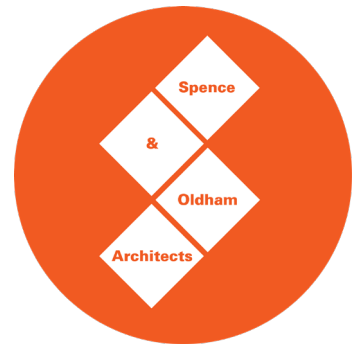
External Walls:

Ibstock Brick Glenfield Red Stock 65mm Facing Brick.



Roof Tiles to Proposed Dwelling:

Riven Edgemere Interlocking Concrete Slates - Anthracite.



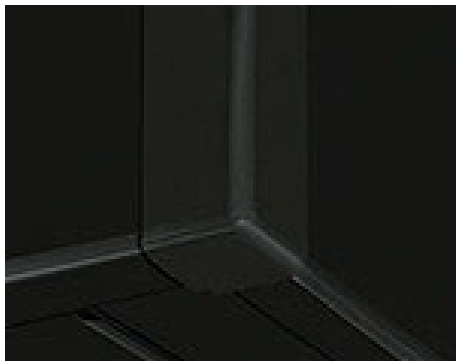
Window Frames

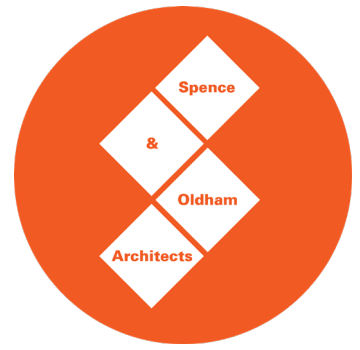
External sash-effect casement windows throughout new dwelling to be white uPVC framed, manufacturer TBC.



Fascias and Soffits

Durasid Bellecto (or similar manufacturer / range) PVU-U fascias and soffits, colour: Black





Front Door

uPVC modern styled front door with vision panel, please refer to below image for similar style. Colour TBC.



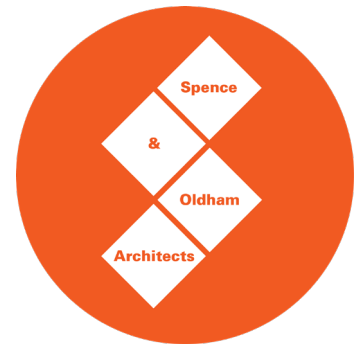
Bi-folding Doors to Rear of House

uPVC framed bi-folding doors, fully glazed with white frames, manufacturer TBC.



Condition 5a

Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Sedgley Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.



The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Please see included documents:

- (01) Noise Impact Assessment
- (02) Part O – Compliance Checklist

Condition 7a

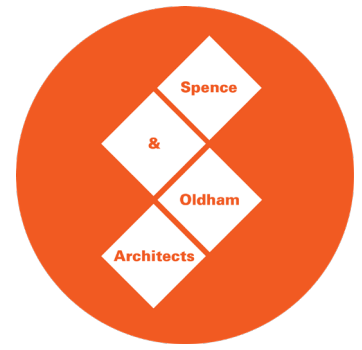
Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Please see included documents:

- (03) Phase 1 – Desk Study



Condition 8

A construction management plan is required prior to any construction works taking place on site which may impact on the safe and efficient operation of the adjacent highways. The CMP should also provide sufficient details of the proposed construction traffic routes, the details and provision of any operative's car parking, the proposed site layout, access arrangements for pedestrians and vehicles, material storage, loading and delivery management details and the times of site working. It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Please see included documents:

- (04) Construction Management Plan
- (05) Dilapidation Survey

Condition 9

Notwithstanding the car parking layout, as indicated on drawing number, 0054-02 (02)003 H, stamped as received on the 31 July 2023, by the City Council as Local Planning Authority. Prior to the occupation of the development details of the dimension of the car parking layout , including the dimensioned visibility splay (allowing for any proposed boundary treatment) for vehicles emerging in a forward gear from the proposed site, shall be provided and made available. The car parking layout shall be retain and maintained for as long as the development remains in use.

Please see included documents:

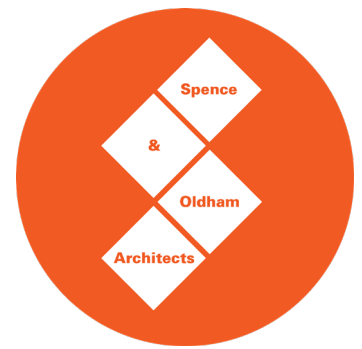
- (06) Proposed Landscaping and Boundary Treatments Plan

Condition 10

Prior to the first use of the use of the development, 1 no. electric car charging point shall be installed within the site, in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Please see included documents:

- (06) Proposed Landscaping and Boundary Treatments Plan



Condition 12

Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

Please see included documents:

- (07) Environmental Standards Statement

Condition 13 (part 1)

Prior to the occupation of the development, a hard and soft landscaping treatment scheme (including details of boundary treatment) has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Please see included documents:

- (06) Proposed Landscaping and Boundary Treatments Plan

Condition 13 (part 2)

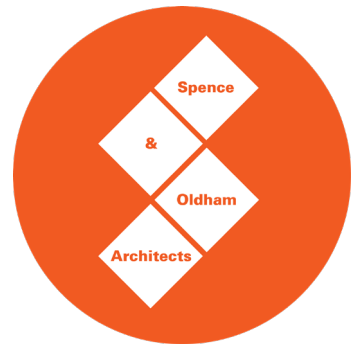
No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Please see included documents:

- (06) Proposed Landscaping and Boundary Treatments Plan

Condition 16

Notwithstanding the submitted details, the development hereby approved shall not be occupied until a plan indicating the positions, design, materials and type of all boundary treatment (including gates) to be erected, has been submitted to and approved in writing by the City Council as Local Planning Authority. The boundary treatment shall be completed before the development hereby approved is first occupied.



The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Please see included documents:

- **(06) Proposed Landscaping and Boundary Treatments Plan**

We hope the above is sufficient for you to formally confirm discharge of all requested conditions. Should you have any queries then please do not hesitate to contact the writer of this letter.

Yours Faithfully,

Gregory Oldham ARB
greg@soarchitects.co.uk

For and on behalf of Spence & Oldham Architects Ltd